

001.A

0004

0040.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

483,100 /

483,100

USE VALUE:

483,100 /

483,100

ASSESSED:

483,100 /

483,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38-40		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #: 40

Owner 1: MCGRATH THOMAS H

Owner 2:

Owner 3:

Street 1: 40 LAFAYETTE ST UNIT 40

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHANNON ST LLC -

Owner 2: -

Street 1: 11 JEFFRIES NECK

Twn/City: IPSWICH

St/Prov: MA Cntry:

Postal: 01938

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 1000 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8002																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	483,100			483,100			310054
							GIS Ref		
Total Card		0.000	483,100			483,100	Entered Lot Size		
Total Parcel		0.000	483,100			483,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 483.10	/Parcel: 483.1		Land Unit Type:		

**PATRIOT****Properties Inc.****USER DEFINED**

Prior Id # 1:	1223
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:17:40
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	476,400	0	.	.	476,400	476,400	Year End Roll	12/18/2019
2019	102	FV	482,900	0	.	.	482,900	482,900	Year End Roll	1/3/2019
2018	102	FV	429,400	0	.	.	429,400	429,400	Year End Roll	12/20/2017
2017	102	FV	374,500	0	.	.	374,500	374,500	Year End Roll	1/3/2017
2016	102	FV	374,500	0	.	.	374,500	374,500	Year End	1/4/2016
2015	102	FV	341,900	0	.	.	341,900	341,900	Year End Roll	12/11/2014
2014	102	FV	327,100	0	.	.	327,100	327,100	Year End Roll	12/16/2013
2013	102	FV	327,100	0	.	.	327,100	327,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANNON ST LLC,	51431-163		7/11/2008		346,250	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
1/5/2009	NEW CONDO	BR	B Rossignol

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

